

WANTED—

[illegible]

TO LET-[illegible]

Class

[illegible]

The image shows a dark, vertical, textured surface, likely a book cover or a piece of aged paper. The texture is grainy and uneven, with various shades of dark gray and black. There are some lighter, vertical streaks and areas of discoloration, suggesting wear or the natural aging process of the material. The overall appearance is that of a weathered or antique object.

FOR SALE—
Country Property.

WE HAVE A COUPLE OF COMPASSIONATE INNOVATIVE CLASS IMPROVED FARMER FOR SMALL MONEY. COME SEE US.

20 ACRES—Two miles from town, all 20 level land, in grain, fenced, good farm buildings, windmill, tank and tankhouse; price \$20 per acre.

20 ACRES—1 mile from town, all level land, fenced, and grain, fenced, good farm buildings, windmill, tank and tankhouse; a shop at \$20 per acre.

light fence, good sort of barn building; no
difficult first-class for vineyard, citrus and
valuable fruits; would make a splendid
valuable tract; a bargain at \$1.50 per acre.

SEE ACRES
ALL MO. 1 LAND
Situated right on the R.R. station, citrus
grove, peaches and apricots; best
valuable tract; a bargain at \$1.50 per acre
for a village; land is first-class; plenty water
land level, suitable for citrus, fruit and
any grapes; all general farming; this is
a map at \$1.50 per acre; we are negotiators.

MANY OTHER BARGAINS IN LAND
COME SEE US AND TELL US WHAT YOU WANT.

(See ACRES—cont.)

A GENUINE FARM.
 A mindboggling, well equipped ranch for stock & general farming, not an acre of waste in it.

and other buildings; thorough
 crochard consisting of oranges, lemons, and
 peaches, etc.; it is a PRINCIPAL FARM
 and is REALLY WORTH SEEING. A GOOD
 BUTYER AND GIVER OF CASH. A
 FEW ACRES OF TREES, NO TRIFLE
 WANTED.
 HAGAN & SHEPARD,
 210 S. Broadway, room 211.

FOR SALE—CHEAP FARM. 15 to
 20 acres, at \$30 per acre; good soil; well gro-
 up; anything; 15 miles from L. A.
 15 acres, 2 walls and more; 15-20

25 acres, all in 8-year-old Washington, Blenheim and Carrington grapes; 4 black plums, 100 bushels of crab apple and quince. A big money for grower.

10-acre walnut grove: some Yuccas; 8-year-old chestnuts, 7 years old—12-inch diameter—and tank, 2 berries and cactus; 7 acres, 9 ft year-old walnuts; 7 acres, 10-inch beans, cactus from \$60 to \$80 per acre. Oranges, lemons, figs, and other choice fruits; cow, horse wagon, chickens, incubators, brooders, turkeys, all my gear, will sell half if preferred.

Also cheap homes in L.A., \$50 up; call and see my list; we have homes on others from 1 acre up.

Take North-bound Downway-ave. car to St.
 Station (Hastile st.)

FOR SALE-
FREEMAN BAYS

I want every man who is interested in making money to call at my office Monday and see for himself. I have been selling alfalfa, clover, timothy, and other feeds at Chocoma this year.

I believe they will easily prove that a man can easily make \$200 a year, or more, by selling alfalfa.

Come in and see these products—

for Profitable Realty, my monthly magazine which tells the whole story about the wonderful rich lands.

George C. Peckham, Mgr.,
GEORGE C. PECKHAM & CO.,
Main Bldg. 234-4 Union Trust Bldg.,
Corner 4th and Spring sts.

FOR SALE—
COACHELLA VALLEY.
The South End of
IMPERIAL VALLEY.

Mr. HOMER KEEKS—Do you know I COACHILLA VALLEY FARMERS ACTUALLY GETTING RICH? For instance they received 7 cents a pound for their oil this spring, that averaged about 6 tons a acre. The seed cost them 25 cents per bushel. They brought 11 species. All come in earlier than in any other locality Southern California. That is why each a net \$100 to \$200 per acre.

to select from. Many terms to actual
there. Present prices on this land are be-
in desiring this fall, and money has been
to the BIG RETURNS from this
crop become more generally known, because
THERE IS ONLY ONE COACHELLA V.
L.E.T., and everybody will want some of
land and there will not be one-fourth crop
to go round.

Send for MAP and full information.
curious, round, trip. 10 days, only \$25.

VAN VLEET INVESTMENT CO.
111. BARRY BLVD.

FOR SALE—
MONEY-MAKING RANCHES.
22-acre tract in beautiful Valencia, adapted to oranges; 17 shares of water stock.
Price \$2000. Terms.
22-acre tract, improved; large barn with living-rooms, well, pump, windmill, tank and tankhouse. Portion set to late Valencia oranges; balance of land adapted to cane. Plenty of water.

MUST BE SOLD THIS WEEK.

FOR SALE—\$2000. WILL BUY 25 ACRES
Piacentia, near Fullerton, the heart
orange growing industry, bounded on all s-
by citrus growing trees; ten acres are plan-
to state Valencia orange trees; six-room ho-
bathed house, barn, horse feed, oil cham-
water, 2000 ft. of water.

Office of Major Joseph J. Mason, Inspector of JOSH
HERMER, 191 N. Main St., Los Angeles.

COACHELLA VALLEY
(North Imperial)

FOR SALE—COACHELLA VALLEY
 Irrigation, 20 acres near Coachella
 All cheap on right terms.

FOR SALE—COACHELLA VALLEY
at Thermal. We have several
per cent. of land sold by us.
You. Early crops; big money. See
and illustrated booklet. **THEIR**
Box 381, 383, 385, 387, 389, 391, 393, 395, 397, 399, 401, 403, 405, 407, 409, 411, 413, 415, 417, 419, 421, 423, 425, 427, 429, 431, 433, 435, 437, 439, 441, 443, 445, 447, 449, 451, 453, 455, 457, 459, 461, 463, 465, 467, 469, 471, 473, 475, 477, 479, 481, 483, 485, 487, 489, 491, 493, 495, 497, 499, 501, 503, 505, 507, 509, 511, 513, 515, 517, 519, 521, 523, 525, 527, 529, 531, 533, 535, 537, 539, 541, 543, 545, 547, 549, 551, 553, 555, 557, 559, 561, 563, 565, 567, 569, 571, 573, 575, 577, 579, 581, 583, 585, 587, 589, 591, 593, 595, 597, 599, 601, 603, 605, 607, 609, 611, 613, 615, 617, 619, 621, 623, 625, 627, 629, 631, 633, 635, 637, 639, 641, 643, 645, 647, 649, 651, 653, 655, 657, 659, 661, 663, 665, 667, 669, 671, 673, 675, 677, 679, 681, 683, 685, 687, 689, 691, 693, 695, 697, 699, 701, 703, 705, 707, 709, 711, 713, 715, 717, 719, 721, 723, 725, 727, 729, 731, 733, 735, 737, 739, 741, 743, 745, 747, 749, 751, 753, 755, 757, 759, 761, 763, 765, 767, 769, 771, 773, 775, 777, 779, 781, 783, 785, 787, 789, 791, 793, 795, 797, 799, 801, 803, 805, 807, 809, 811, 813, 815, 817, 819, 821, 823, 825, 827, 829, 831, 833, 835, 837, 839, 841, 843, 845, 847, 849, 851, 853, 855, 857, 859, 861, 863, 865, 867, 869, 871, 873, 875, 877, 879, 881, 883, 885, 887, 889, 891, 893, 895, 897, 899, 901, 903, 905, 907, 909, 911, 913, 915, 917, 919, 921, 923, 925, 927, 929, 931, 933, 935, 937, 939, 941, 943, 945, 947, 949, 951, 953, 955, 957, 959, 961, 963, 965, 967, 969, 971, 973, 975, 977, 979, 981, 983, 985, 987, 989, 991, 993, 995, 997, 999, 1001, 1003, 1005, 1007, 1009, 1011, 1013, 1015, 1017, 1019, 1021, 1023, 1025, 1027, 1029, 1031, 1033, 1035, 1037, 1039, 1041, 1043, 1045, 1047, 1049, 1051, 1053, 1055, 1057, 1059, 1061, 1063, 1065, 1067, 1069, 1071, 1073, 1075, 1077, 1079, 1081, 1083, 1085, 1087, 1089, 1091, 1093, 1095, 1097, 1099, 1101, 1103, 1105, 1107, 1109, 1111, 1113, 1115, 1117, 1119, 1121, 1123, 1125, 1127, 1129, 1131, 1133, 1135, 1137, 1139, 1141, 1143, 1145, 1147, 1149, 1151, 1153, 1155, 1157, 1159, 1161, 1163, 1165, 1167, 1169, 1171, 1173, 1175, 1177, 1179, 1181, 1183, 1185, 1187, 1189, 1191, 1193, 1195, 1197, 1199, 1201, 1203, 1205, 1207, 1209, 1211, 1213, 1215, 1217, 1219, 1221, 1223, 1225, 1227, 1229, 1231, 1233, 1235, 1237, 1239, 1241, 1243, 1245, 1247, 1249, 1251, 1253, 1255, 1257, 1259, 1261, 1263, 1265, 1267, 1269, 1271, 1273, 1275, 1277, 1279, 1281, 1283, 1285, 1287, 1289, 1291, 1293, 1295, 1297, 1299, 1301, 1303, 1305, 1307, 1309, 1311, 1313, 1315, 1317, 1319, 1321, 1323, 1325, 1327, 1329, 1331, 1333, 1335, 1337, 1339, 1341, 1343, 1345, 1347, 1349, 1351, 1353, 1355, 1357, 1359, 1361, 1363, 1365, 1367, 1369, 1371, 1373, 1375, 1377, 1379, 1381, 1383, 1385, 1387, 1389, 1391, 1393, 1395, 1397, 1399, 1401, 1403, 1405, 1407, 1409, 1411, 1413, 1415, 1417, 1419, 1421, 1423, 1425, 1427, 1429, 1431, 1433, 1435, 1437, 1439, 1441, 1443, 1445, 1447, 1449, 1451, 1453, 1455, 1457, 1459, 1461, 1463, 1465, 1467, 1469, 1471, 1473, 1475, 1477, 1479, 1481, 1483, 1485, 1487, 1489, 1491, 1493, 1495, 1497, 1499, 1501, 1503, 1505, 1507, 1509, 1511, 1513, 1515, 1517, 1519, 1521, 1523, 1525, 1527, 1529, 1531, 1533, 1535, 1537, 1539, 1541, 1543, 1545, 1547, 1549, 1551, 1553, 1555, 1557, 1559, 1561, 1563, 1565, 1567, 1569, 1571, 1573, 1575, 1577, 1579, 1581, 1583, 1585, 1587, 1589, 1591, 1593, 1595, 1597, 1599, 1601, 1603, 1605, 1607, 1609, 1611, 1613, 1615, 1617, 1619, 1621, 1623, 1625, 1627, 1629, 1631, 1633, 1635, 1637, 1639, 1641, 1643, 1645, 1647, 1649, 1651, 1653, 1655, 1657, 1659, 1661, 1663, 1665, 1667, 1669, 1671, 1673, 1675, 1677, 1679, 1681, 1683, 1685, 1687, 1689, 1691, 1693, 1695, 1697, 1699, 1701, 1703, 1705, 1707, 1709, 1711, 1713, 1715, 1717, 1719, 1721, 1723, 1725, 1727, 1729, 1731, 1733, 1735, 1737, 1739, 1741, 1743, 1745, 1747, 1749, 1751, 1753, 1755, 1757, 1759, 1761, 1763, 1765, 1767, 1769, 1771, 1773, 1775, 1777, 1779, 1781, 1783, 1785, 1787, 1789, 1791, 1793, 1795, 1797, 1799, 1801, 1803, 1805, 1807, 1809, 1811, 1813, 1815, 1817, 1819, 1821, 1823, 1825, 1827

FOR SALE—
Poultry Ranches.
FOR SALE—
THE COMING SUBURBAN
SOMERSET.
Glenhurst is situated on the New
Hampshire electric railway. Only 15
miles from the business district of Los Angeles,
highly and commanding a view
in every direction. The Pacific

ated its station and power because of its ideal situation. The cultivation and grows everything. Spring well district water can be flows in big steel mains to each, starting now at present low water, in which never again will be the present rate of development and lowered is brought. Water will soon become an important

and ideal car service.
 PRESENT PRICE ONE ACRE IN
 ONE KACH. \$10 DOWN. IN A
 FREE EXCURSIONS EVERY
 FROM MY OFFICE.
 "You're safe at FISH"
 EMIL FIRTH.
 113 W. 4th st., between Broadway
 Phone A3100.

FOR SALE—
CHICKEN RANCH
CHICKEN RANCH
CHICKEN RANCH
The best for the least money.
Electric line. High
night and fog. Out of the
fertile soil that grows every
and best. Close to market with
electric express car loaded almost

NOT A CENT FOR WATER
WATER FLOWS FOREVER
PUMPING, IN BIG STREETS
WITHOUT A CENT OF
ONE ACRE OR TWO
ONE BACIL.

"You're safe at First
 EMIL FIRTH
 25 W. 4th St., between Broadway
 Phone AMB.

FOR SALE—HOW TO SAFELY
 a few dollars each month and
 force yourself to think this
 ONLY 4¢ down. \$10 a month.

One woman raised, I
reared and sold them for \$14.00
per chicken and goose, while
worked elsewhere. Live in a
modern house. Right on car
out. City conveniences. Water
sure. In a month buys two more
double in price. Don't pay more
year. Find out all about it.
Room 28. 4610 Broadway Ave.
FOR SALE. EMILY THY RAY

are looking for a money-making opportunity, here it is. Just 20 minutes' ride from the airport from 2 electric car lines. Two room houses, rooms very large, hot water, up to date plumbing, swimming pool, chickens, and best vegetable in the area. One year ago I sold this place to R. B. Smith; he has now sold it to chickens, and making big money. I am a resident. Call and learn particulars.

STANL, 494 N. Main st. Phone
222, F100, West 093.
FOR SALE-
CUDAHY RANCH
Turn to our advertisement
Education Country Property For
all about the Cudahy ranch. It
for the general farmer, the
the poultry raiser and the city
a country home within easy

FOR SALE-A COMPLETE
country ranch at San Gabriel
valley of fruits and flowers,
farming implements, etc.; price
\$10,000, part cash.

FOR SALE-CHICKEN HAMS
urban home; two miles outside
on fast car line; beautiful view
of modern housing; bath, etc.

consists of one acre; improved
corn and house, small back-
yard; flowers and fruit trees; price
\$1500 down, balance \$50 per year.
JONES & HYDER LAND

FOR SALE—OR EXCHANGE
ranch; fully equipped for
selling out on electric line;
building well; room to be

FOR SALE—
1-acre chicken ranch, 21 cows,
each corner good California
brooder house, 2 incubators.
Everything complete; price
\$10,000.

and clear lot in Los Angeles
FINSTER REALTY
Room 4, 214 1/2 South Main
FOR SALE—
A MODEL POULTRY IN-
FULLY EQUIPPED
IN THE LAWNDALE POULTRY
A SNAP ON BARGAIN
SEE OWNERS, R. L. HOFFER
4624 LAUREL

FOR SALE—AN UP TO DATE
 ranch, 2 acres, incinerator, house,
 house, hot water heat, hot water
 heating house and yard, pool
 in all the yards, boulder and
 beaches, and small fruit on
 room cottage. Write for
 J. GLENDALE.

FOR SALE—COMPLETE COUNTRY HOME. Incubators, hedges, wire fence, dragon, chickens, ducks, turkeys. Count of poor health of owner. Bargain; good location. Take to Hartford st., walk about to Sequoyia Canyon. Inquire HOHMAN.

JONES & HYDER LAND
FOR SALE-CHICKEN RANGE
house, barn, chicken house, incubator, runways, yard, shower, etc. Everything complete, and price terms might take some, call 21

**A. RAND, 422 Bryson Road,
FOR SALE—4 ACRES NEAR
good 6-room house, near church
one for chickens; fenced; 10
trees; shade trees; owner
margin at \$3800; terms. RUMBLE
O. 200 Mercantile Place, Los
Angeles.**

FOR SALE—HALF ACRE
chicken houses, cement water
paved, palms, within half mile
of the beach. Easy terms. **CLARKE**
CLARKE, 621 Security Bldg.

FOR SALE—1 to 3 ACRE
line, 25 minutes from Salem
oil soil, fine water. We also
approved places. Easy terms.
W. H. & SON.

FOR SALE—SMALL CHURCH
Ready to occupy. Practically
new. Close to electric. Will
earn. **E. L. HOFFER & SONS**
Bldg., 235 S. Broadway.

FOR SALE—
Suburban Farm

BUYER SEE LIST
IN 100330-0000
Balance 210 month. Call
next to loan this. 418 000000

1980 JUL 20 1980 JUL 20 1980 JUL 20

FOR EXCHANGE

FOR EXCHANGE

All these want Southern California.

WHAT HAVE YOU?

Alaska, Noble Co., 50 s. timber 2.00
Arizona, near Phoenix, 50 s. improved 2.00
Arkansas, near Winslow, 50 s. alfalfa 1.00
Alabama, near Ft. Smith, 10 s. tim. & lwn. 1.00
Arkansas, Sharp Co., 20 s. improved 1.00
Canada, Ontario, Rice Ridge 2.00
Canada, Alberta, 20 acres 2.00
China, Ontario, Macdonald's tract 1.00

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Kanaka	Wrightville, residence
Kentville	2nd across from
Louisville	2nd across from
Louisville	Jefferson, 2nd across 1800 S.W.
Louisville	Charlton, residence
Marine, near Nelson	1st & improved
Marquette	Jefferson, 2nd across
Marquette	Jefferson, residence
Marquette	Marquette, residence
Michigan	Charlton, residence
Michigan	Jefferson, residence
Michigan	Detroit, 6 lots
Michigan	Harford, residence
Michigan	Marquette Co., in improved
Michigan	Marquette, residence
Michigan	Harford, 2 houses
Michigan	Marquette, residence 600 lots
Michigan	Detroit, 100 lots and lots

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New York, Hamilton Co.	100
North Dakota, Pembina Co.	25
North Dakota, Pembina Co.	100
Ohio, Cincinnati	100
Ohio, Adams Co.	245
Ohio, near Cleveland	10
Ohio, near Indianapolis	20
Oregon	100
Oregon, near Albany	10
Oregon, Holmes near mill	100
Pennsylvania, John near mill	100
Pennsylvania, Cherry residence	100
Pennsylvania, Philadelphia	100
Pennsylvania, Pittsburg residence	100
Pennsylvania, Cherry residence	100
Pennsylvania, Pittsburg residence	100

Minnesota, Chester, residence	\$1.00
North Dakota, McPherson Co., acres ..	1.00
North Dakota, Hot River, business, foot ..	1.00
Ohio, Grand, 100 acres	1.00
Texas, Robertson Co., 800 acres	1.00
Texas, Dallas, residence	1.00
Texas, near Juna, 100 acres	1.00
Texas, Orange, 100 acres	1.00
Utah, Utah Co., 200 acres, Mineral ..	1.00
Washington, Spokane, 100	1.00
Washington, Clallam, residence	1.00
Washington, near Astoria, 100 acres, fruit ..	1.00
Washington, near Olympia, 125 & ..	1.00
Wisconsin, St. Croix Co., Merchandise ..	1.00
Stock and Building	1.00

MORTGAGE & HAMILTON COMPANY.
HARRY B. GOODMAN
Manager Exchange Department.
80-91-93 Far West Bldg. Third and Hill.
MEMBERS
Los Angeles Realty Board,
Cal. State Realty Federation,
L. A. Chapter of Commerce.

FOR EXCHANGE

\$436.- acre ranch for city property.
\$175.- acre ranch, Pervia, for cottage.
\$200.- acres, Azusa, for lodging house.
\$100.- acres, Colton, CO., for home.
\$12,000 Apartments and House for cash.
\$2,000-Lodging house for city or ranch.

1200—H. LINGLE & CO.,
 1200—Shooting gallery for city property.
 1200—Grocery stand for cottages.
 1200—Bath and kitchen for cottages.
 D. H. LINGLE & CO.,
 1200—Lot and cash for Glenola cottages.
 1200—Lot and cash for Glenola cottages.
 1200—Central and cash for cottages.
 D. H. LINGLE & CO.,
 1200—Cottages take lot as final payment.
 1200—Residents for farm, Kan. Sta. Ch.
 1200—Cottages for farm.
 D. H. LINGLE & CO.,
 We have lots other trades not mentioned
 in this list. If you have anything to trade
 anywhere, be sure and see us.
 D. H. LINGLE & CO., 423 1/2 N. Broadway.

FOR EXCHANGE—9 ACRES NEAR RICHMOND: Located in easy riding, 1000 ft. and over; 13 acres in patches 2 years; balance for berries or truck; fine primping plant; pump 10 inches. Water city improved. Price low, clear.

Fine apartment site, Berlin, south of Plover: Only 200 feet from Plover. Improved with good 13-room house. Water improved. Ranch price \$38,000.

Well-located business corner close in: Improved with modern 14-room residence, built used as family hotel, always full. Monthly rent \$400 per month. Water improved. Ranch price \$12,000. Call for particulars.

Large 100-acre wheat ranch: 10 miles from Astoria. Price, including furnishings, \$10,000.

FOR EXCHANGE—WATRO, & BARGAIN
 1225—Clear, 3 sandy little country places, 2-room houses, 5 cows, 10 chickens, organic well, and 1 acre ground. Here's a fat lot of small home and farm property for sale. Call vacant lots in Los Angeles.
 1226—12 Centro, 3 homes and lots; good rental; income \$600 month. This is the best place in the whole Los Angeles valley for a little money. Owner wants city work done, to \$200, balance mortgage, or would like to cash out.
 1227—Covadonga land. Toluca country; near

kind and retailing right along at 90¢
100 per acre. My price for this is just 10¢
loading and venturing in the street to the
man who can subdivide this tract.

\$30.00 - 60 acres on Santa Ana car line
about 1/2 mile from downtown house; all the citrus
trees 1-inch well water, very productive.
WATSON'S SWAP SHOP
50 P. E. Bldg. Main Bldg. P. 21

WATER EXCHANGE-IF YOU WOULD LIKE
to exchange ranch property for other prop-
erty in any one of our special offering areas
work; yours must be good. Almost any
service done, well needed, very large in water
rights. WATSON'S SWAP SHOP
50 P. E. Bldg. P. 21

FOR EXCHANGE

FOR EXCHANGE.

FOR EXCHANGE

TOP SECRET

FOR EXCHANGE.

9

R EXCHANGE -
Real Estate.
EXCHANGE -
UP-TO-DATE ROOM RESIDENCE,
CORNHER LOT.
Grand and airy, in four rooms, beau-
tiful room, cabinet, kitchen, hot water,
bath, and all the price asked. The owner
wants it and will exchange for any
property in city.
Apply
bungalow, new, and modern, lot and
have you to offer for cash or bank
GEO. A. CORTELYOU CO.
112-114 BRADLEY BLDG.
EXCHANGE - NEW STATE

[illegible][illegible]

A FIRST-CLASS MANUFACTURER OF MONEY MAKING MACHINES, and all kinds of electrical appliances. Will exchange for your surplus stock. Write for catalogue and prices to: **W. W. WASHINGTON, JR.**, Box 127, W. Washington, Ark.

Wanted: horses, mares, colts, and stallions. Want small ranch with 100 acres. **J. W. GILBREATH, 302 Front Bldg.,** Dallas, Tex.

SANTA MONICA, CALIF.—Big lot, for sale lot or clear choice fruit; please check John Kohn, 1000 **PHONE BROADWAY**, New York City.

make a specialty of trading for the best quality of your horse with up to \$1000 cash. **DEAN AVE., LONG BEACH, CALIF.**

1000 SPOT CASH for your horse. **DEAN AVE., LONG BEACH, CALIF.**

and will furnish
 for the
 Culture will not
 for the best. Our to also
SECURITY HOLE.
 and at, price \$100, and
 it is much improved
 it alone has
 DUNKLE.
 ON F. R. DAG-
 VENICE AND SANTA
 and cash disburse-
 a variety
 box 300. TIMES OF
 W
 E. BROOM, FINE
 condition, and for sale
 1000 Hollywood bou-
 levard, PATTER CO.
 PHOENIX, ARIZ.
 ADVERTISED 200
 for the same. Owner
 Southern California
 ADIA, Main 350,
 W. STEWART.
 WASHINGTON, D. C.
 WAX, coming soon
 AMBER

Third and Spruce
SOUTHERN FRUIT
choice berry plants
in alfrida, sum-
mer. H. ANDER-
SON
ROOM RESIDENCE
OP. divided on first
floor to each other
furnish. WILKIN-
SON
ROOM LANDING
corner, hotel; 4-
rooms; well furnished
on 3rd. This line
at
BORTLAUGH house;
rooms; also con-
tains. H. F. WILSON
First and Duane,
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QUALITY IN T.
Lumber and Lumber
of south-
west
1914.

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 and to exchange
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 Henderson, Cal.
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SCIENTIFIC TOWN PLANS.

British Government to Take up the Matter.

Individual Interests Must Yield to Public Good.

George Bernard Shaw Is Interested Financially.

SPECIAL CORRESPONDENCE OF THE TIMES.

LONDON, May 14.—This month the Right Hon. John Burns, former mayor of London, is to be elected to the House of Commons. He is a member of the British Cabinet, and is going to introduce a bill that will be of almost as much interest across the Atlantic as the continent as it will be in England. If it passes and works as well as the keen-witted and practical John Burns, John thinks it will, it is going to make a big difference to the next generation, and quite a lot of differences right away.

The idea is to make a scheme of town planning, and to put the government in charge of the job. It occurred to broad-minded Americans long ago that you can make a better and healthier town more attractively than if you lay out the scheme for it beforehand, then you can if you leave it to grow up anyhow, guided only by land speculation. Various American efforts were made in this line, and some of them highly successful, but it was over in Germany that town planning first became a kind of science. Lately England caught the craze, and now the writer is informed that Mr. Bryce—unofficially, of course, and not as British Ambassador to the United States—is deeply interested, and wishes to see the latest system introduced into the United States. He has even sent a representative to England—also unofficially—to study English projects, with a view to introducing prominent Americans to the great idea.

IT'S JOHN BURNS'S HOBBY.

But the most significant fact is that the British government proposes to take a hand in the game. It is John Burns's pet hobby. He looks to it as a practical solution of many of the toughest economic problems of the day. His bill will be the subject, which will soon be the topic of discussion throughout England, is calculated to put a stop to all ill-considered, ramshackle building, and land speculation. The heavy hand of government authority is to be laid upon all property management which, henceforth must be conducted with a view to the public good, and not to individual interests. Local authorities are to be authorized to control town-planning operations, and the local government board, as a central court of final appeal, is to decide as to how all these measures are to be carried out. The council in every city are to be empowered to acquire land for town-planning purposes, and to take over compulsorily any land or buildings which they may require. If private interest is injured, it is to be compensated, but only in accordance with government ideas. For instance, should any property owner be benefited at the expense of another, the latter is to be indemnified, not by the government, but out of the benefit which accrues to the lucky owner. Thus will the government borrow money to pay Paul, and, in some cases, perhaps, even forget to pay Paul.

CIVIC MILLENNIUM IN SIGHT.

The writer has recently had a long talk with the Right Hon. John Burns over this new scheme from which he anticipates so much. In England Cabinet ministers must not talk for publication, but it is very evident from Burns's entire attitude that he looks to town-planning to do wonders. If it accomplishes its aim, it will be the president of the Local Government Board expects, the millennium is not so distant as the professional pessimist would have you believe. One of the principal features of the bill relates to local control of housing. Under existing conditions, local authorities exert no authority either as to the number of houses per acre, or the style of architecture. Up to now, the housing problem has been attached to matters of detail, but not as a comprehensive whole. Though John Burns has credit of interest in this epoch-making measure, its further progress does not altogether depend on him. This scheme is popular with all political parties, and even if the Liberal government went out of office, as there are rumors of resignation, the Conservatives would probably adopt the bill.

GEORGE BERNARD SHAW INTERESTED.

In addition to the powerful interest of the British government, which is fostering town-planning, private individuals are vying with each other to make it a success. No less a person than George Bernard Shaw has backed his faith in the scheme with a hard cash, which he has just contributed to a town-planning society; while Leopold Rothschild has put up £10,000. J. B. Wetfield of the Birmingham firm associated with "Joe" Chamberlain, has contributed £25,000, and written a book which makes town-planning so attractive that, on reading it, you feel like running off into the wilds and beginning something of the sort forthwith. Another enthusiast of the town-planner is Miss Sylvia Curry. She has invested £20,000, an enormous sum for an individual to put into a venture of this kind.

Hitherto it has been the idea of the mere builder to erect square, or oblong structures on square or oblong patches of ground at the rate of fifty-six per acre. These semi-cave dwellings in calico-like streets have been built on the mere land at rack rates. But now all this is to be changed. All future plots of ground are to be laid out with a view to artistic effect and health-giving requirements. Twelve houses per acre are deemed sufficient, and every other acre is to be devoted to an open space for children. Iconoclastic hands shall no longer be laid upon trees, nor is beautiful scenery to be recklessly demolished.

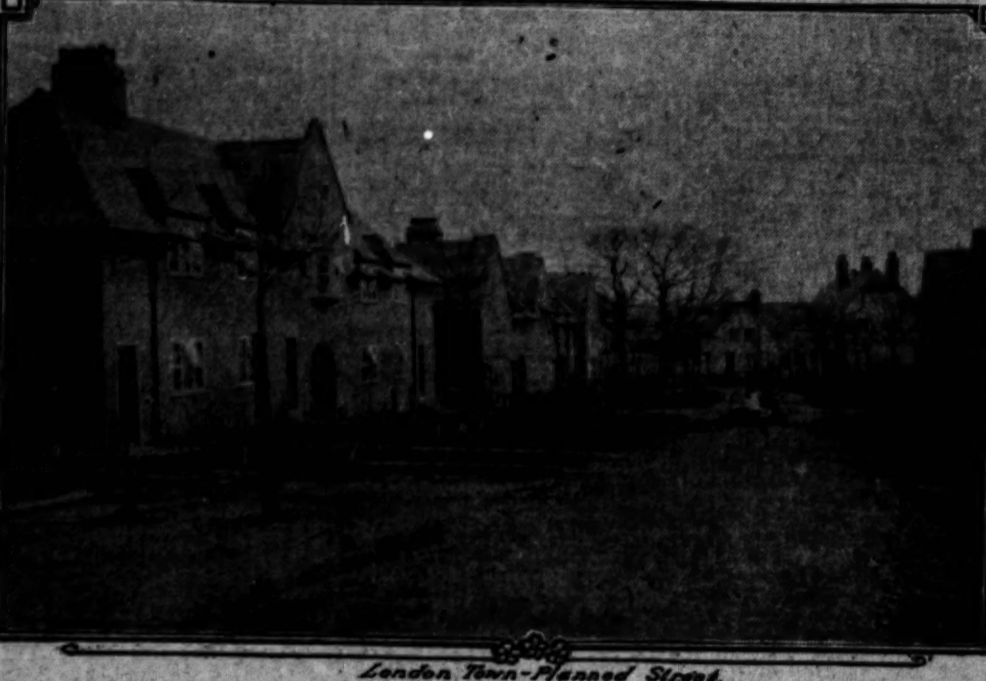
IN GERMANY.

In Germany there are now no less than 715 town-planning societies, with 153,000 members. In Berlin alone, there is one society which has put up 1634 dwellings at a cost of \$8,250,000. Most German towns are acquiring all the suburban property surrounding each townsite, and plotting it off into beautiful, artistic, "landscape" buildings, on which commodious dwellings are erected at nominal cost to tenants.

In England thriving settlements are now in full swing at Garden City, Eastleigh and Hampstead, near London; Manchester, Bourneville, Cardiff, Port Sunlight, Earwicker, Oldham, Leicester, Harborne, Fillingham Park, Sevenoaks and elsewhere. The total amount of private capital invested in present undertakings being more than \$1,250,000. In ad-



London street in crowded district.



London Town-Planned Street.

dition as these mentioned, six other projects are in course of formation. Before the end of the year there will be twenty towns growing up on "planned" streets.

APPLIED IN SUBURBS.

The main idea is to acquire land on the suburbs, or within easy reach of great cities, and to plot out this land in accordance with certain fixed principles or scientific procedure. For instance, in comprehensive town-planning schemes the area embraced is expected to comprise any land near a city that might be built upon within the next thirty or fifty years. Municipal authorities and private individuals are empowered to acquire this land in such a way that wide avenues are provided for the main traffic between centers and outskirts, narrower streets are allotted for ordinary traffic, while close expensive roads and narrow drives are provided for purely residential districts. While the main thoroughfares are as direct as possible, the private drives are made to conform to artistic standards. Parks and ample open spaces are provided for before the property reaches high value; and—departing from the usual procedure—most of these parks are to be known as "back lands," that is, in residential, and not in business, districts.

All factories are assigned to localities on the opposite side of the town to that from which the prevailing winds blow; while railway lines and water communications are designed to tap these factories at their most convenient points of access. This takes the traffic away from the residential districts.

HEIGHT REGULATED.

The future town is divided into sections which are graded. High buildings are to be erected only in the center of the town, and in the center of the residential portion buildings are lower. The further away they are removed from centers, all warehouses and business offices must be placed in the center of the town, as should also all municipal buildings, which are expected to be handsome and imposing in order that citizens may take pride in their corporate life.

One of the first essentials to an efficient town plan is to have, dotted about the town, intervals or cheap land, many small plots of open ground where children can amuse themselves without being a nuisance to others, or in danger themselves as they are now. In the properly planned town, no children will be seen playing in the streets.

OF COURSE, in settled cities such as London, it is impossible to adopt this scheme entirely, owing to the enormous cost of land, but wherever possible, even in congested areas, many things are being done to alleviate the conditions. For instance, local authorities are converting a slightly courts into pretty parks; streets, wherever possible, are being widened; and the best sites for slum houses are radically changed in such a manner that more windows and light are obtained; and, as a consequence, more light and air get into the structures.

FOR WORKING PEOPLE.

Wherever possible, working people are encouraged to leave the congested districts and go to "town-planned" lands on the suburbs. With cheap street car and railway fares, the suburbs are rapidly opening up. Instead of private land speculators being allowed to capture and hold for speculative purposes all the cheap lands on these suburbs, workingmen's societies are purchasing land wherever possible.

Most of these societies are run on what is known as the "Cooperative Tenants" principle. In this way, the land is purchased by a private association of more or less philanthropic individuals, who agree not to take more than 10 or 15 per cent. on their investment. The land is then divided into the most up-to-date ideas; and houses are built and let only to such tenants as obtain status in the Cooperative Society. The tenants pay their rent in the ordinary way, but instead of its going into the pocket of an individual landlord, it is paid to the society in which he himself holds stock. In the course of time, when he has acquired sufficient stock to entitle him to a share in the land, he becomes practically his own landlord. The attainment of this ideal state is the ultimate object, and "ulterior design"—as it were—of every one who goes into the project.

In addition to becoming eventually their own landlords, cooperative tenants have many other advantages. If they choose to partake of them. For instance, two families can take what are called "paired houses"—that is, a single large house divided up for two families, and with a common dining-room. These two families, by combining, may eliminate the drudgery of keeping up separate cooking establish-

ments. One may cook for the other, or they can take "turn and turn about." Several of these paired houses are already in successful operation at Garden City.

SETTLEMENTS IN COMMON.

At most of the settlements springing up all over England, the idea seems to be for the various families in any one settlement to have as many interests as possible in common. Thus, the houses usually include large spaces on ground in the rear, and this ground is used by all tenants whose houses abut upon it, and "back fences" is becoming a thing of the past. In its stead, one sees small wire boundaries, and a circle of feet above the ground. How this is going to work out where families of growing children are springing up, and where the idea of partnership is being carried out, it is not necessary to be retarded by such trifles as children.

Probably the man who knows more about town-planning than any one else in England is Ebenezer Howard. Howard, founder of Garden City. There is a proposal on foot to send him to America to lecture before economic societies in St. Louis, Chicago and elsewhere.

EBENEZER HOWARD'S VIEWS.

When asked by the writer for his views, he made the following statement: "The persons given to the local government board of which Mr. Burns is the head are very far-reaching, even to the extent of enabling it to be a board of local government, and to make provision for town planning in all places where improvements are likely to be carried out, and local authorities are even empowered to purchase lands compulsorily for the purpose of building towns in accordance with the principles of the bill."

"Widely administered, this government measure will usher in a new era of progress in which, as Ebenezer Howard says, 'the town is the head—very far-reaching, even to the extent of enabling it to be a board of local government, and to make provision for town planning in all places where improvements are likely to be carried out, and local authorities are even empowered to purchase lands compulsorily for the purpose of building towns in accordance with the principles of the bill.'"

"If, with our town planning, we can make our new cities so attractive that they form opposition magnets to London, we have solved the problem. We are not building cities, but are making what we call 'town countries.'"

DEMAGNETIZING LONDON.

The demagnetizing of London and other big cities by forming centers of attraction all over England, where men can pursue their lives under healthier conditions will be followed by a very remarkable result. In the first place, the great values of London, so enormous today, will disappear. The spell of London will be broken, and the great bubble burst. Today the life and earnings of Londoners are in pawn to the owners of its soil, who kindly permit them to live upon it at enormous cost.

"While the removal of a vast body of people from London to our town-planned cities will reduce the value of land in London the rates will fall on a smaller number of people and even these people will ultimately be drawn away from the metropolis. As the land of London is not owned by the inhabitants but by private landlords, the consequence will be that the people cannot afford to live in the metropolis, and will go to our towns where they can have an interest in the property which they will own as part of their municipalities. In time, the bond holders who today are masters of London will be unable to collect their interest, and as the bottom will have already dropped, the reconstruction of a new London have been projected. The late William West, author of the plan of Arts 1800 for the best plan of a new London on Garden City lines.

"Today there are several tube railways which have been projected but are not being carried out because the London County Council is making through Parliament such demands

that capitalists will not go on with the ventures owing to these restrictions. These checks upon private enterprise have begun to affect the growth of London, even now, and make it less rapid than it otherwise would be."

"But when the untold treasures of our land are unlocked and the people are being handed a choice of over-crowded cities, without being attached, may be circumvented, then the land owners of London and those who represent their vested interests, who have been quick to make terms, or London, besides being what Grant Allen terms 'a squalid village,' will become a deserted one."

Well, the next step in human progress, so the venerable Francis Galton says, is to apply pretty much the same principles to children as it is now proposed to apply to towns—plan them beforehand. This is what has been discussed system which he has christened "Eugenics" amounts to.

W. R. NORTHROP.

POLITICIANS IN WASHINGTON.

Scuffy Events in Congress and Personal Peculiarities.

Senator La Follette of Wisconsin

incurred the displeasure of some of his colleagues by his plain talk last year, for when the present session of Congress met he received his punishment by being handed a choice of over-crowded cities, without being attached, may be circumvented, then the land owners of London and those who represent their vested interests, who have been quick to make terms, or London, besides being what Grant Allen terms 'a squalid village,' will become a deserted one."

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Cure Men

There is no ailment peculiar to men that I cannot cure. For 25 years I have devoted my entire time and energy to the treatment of men's diseases.

My methods have been perfected by actual experience, with a thorough theoretical knowledge as a basis. I am the only physician thoroughly and permanently curing those functional derangements commonly classed as "Weakness." My success in overcoming such cases has placed me foremost among specialists treating men's diseases, and has brought me the largest practice of the kind in the West.

I have treated hundreds of men who had long suffered a gradual decline of physical and mental energy as a result of private ailments, and my success in curing difficult cases of long standing has made me the foremost specialist treating men's diseases. This success is due to the study I have given my specialty, to my having ascertained the exact nature of men's ailments, and to the original, distinctive and thoroughly scientific methods of treatment I employ.

To those in doubt as to their true condition who wish to avoid the serious results that may follow neglect, I offer free consultation and advice, either at my office or through correspondence. If your case is one of the few that has reached an incurable stage, I will not accept it for treatment, nor will I urge my services upon you. I treat curable cases only, and cure all cases I treat.

You Pay When Cured

WEAKNESS

I am confident that I have cured more cases of so-called "weakness" than any other physician. There may be doctors in the largest eastern cities who have treated more cases than I, but they cling to the old and ineffective practice of dosing with tonics. "Weakness" is merely a symptom of local disorder that requires local treatment. This is a truth that I have discovered, and that has been fully established by the success of my effecting permanent cures. My method is original with myself and is employed by no other physician.

CONTRACTED DISEASES

I cure these troublesome and positively dangerous diseases in but half the usual time required, thus forestalling chronic complications. A new and unique system of treatment that cannot fail to cure both quickly and permanently.

VARICOCELE

Many who are but slightly affected with varicocele believe that the trouble is the consequence of the work of the day. Varicocele is a disease of a prostatic nature. As it advances, nervous energy, power diminishes and the man's health is impaired. I cure varicocele in half the usual time, and without the usual pain and without loss of business.

Consultation and advice free at my office or by mail. All medicines are prepared in my own laboratory, from the finest and purest drugs.

Dr. Taylor & Co.

305 1/2 SOUTH SPRING STREET RAMONA BLOCK LOS ANGELES, CALIF.
HOURS—9 a.m. to 5 p.m. Evenings, 7 to 9. Sundays, 9 to 11 Only.

I Cure Men

My Fee On

\$10

IN ALL UNCOMPLICATED DISEASES

There is no occasion for you to

offer me a FORTUNE. I will cure

you for \$10. You take no

failure when you come to me; I

modern and special method

curable case of

DR. MILES

The Master Specialist.

I Will Wait for My Fee

Until You Are Well

Men's Diseases

I know exactly what I can do

what I have done for others.

to come to me for

Free Consultation and Advice

I will diagnose your case free of charge. I will be

with you and tell you honestly the extent of your

whether or not you will be easy or difficult to cure. The

case that other doctors pronounce hard to cure and many

have been pronounced incurable. I cure readily and

my up-to-date methods.

Are The Following Symptoms

Yours?

Do you feel that your manly strength is slipping away?

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Houses, Lots and Lands—Review of Building and Development Continue

RAILROAD WILL BUILD WHARVES

IMPORTANT FRANCHISES GRANTED BY SAN DIEGO.

Will Add Nearly Eight Thousand Feet of Dockage to Southern Port. Work Will Begin at Once, and Will Give Impetus to Real Estate Market—Many Deals Pending.

SAN DIEGO, May 10.—With the adoption of the ordinance granting franchise to the San Diego and Arizona Railroad by the common council Thursday night, work on this important improvement is promised to begin immediately. The wharf is planned to cover an area extending from Ninth street to sixteenth street. The three pier and bulkhead will afford 7,000 feet of dock frontage. This will give room for two sets of railroad tracks on each pier. At the office of the San Diego and Arizona Railroad company it is announced that construction of the pier will commence as soon as the necessary material can be delivered on the ground.

These announcements are expected to give a general impetus to the real estate market, and numerous deals of importance that have been hanging over for several months are now expected to be completed.

One of the important deals of the week was the sale of a frame flat building on the west side of Fifth street, between Beach and Cedar, by the Scott-Burham Investment Company to William M. Meyer, for \$10,000. Another sale was that of two lots, 10,000 feet, on Thirteenth street, between F and G streets, by E. B. Young to J. C. Ford, for \$500.

The demand at this time is for building sites for residences. There is currently a vacant lot close upon which building is not going on. The Hahn Investment Company has sold to Charles E. Taylor two lots in Wood and Hubbard's addition for \$500 to be improved with a \$200 house.

Phinney & Rodmans have sold to Mrs. Mary L. Smith two lots at E and Third streets for \$500. A. Asher sold to E. Hubbard a lot 10,000 on Fourth street, between Brooks and Pennsylvania streets, for \$100. Louis Boydson & Co. sold to Mrs. Hattie Starr of Berkeley, Cal., a lot in Berkeley on which a \$100 house will be built.

Building operations are going forward in spite of prospects of trouble with union carpenters as contractors assure prospective builders that they can get all the help needed, and that the workers, too, who are not affiliated with the union.

Plans for the new Brooklyn Heights school are completed and are to be adopted by the school board on June 8. W. S. Hubbard prepared the plans which call for four separate buildings of four rooms each, to be erected on one lot. Each set of buildings is expected to cost not more than \$10,000. The exterior material will be of pressed brick.

Mrs. H. Smith has taken out a permit for a building on a lot at Eighth and A streets, to cost \$200. The work will be begun at once.

Work has been started on two one-story houses for Wesley F. Hale on Ninth street, between Spruce and Thurn streets, to cost \$200. P. E. Tait is the builder.

The aggregate value of building permits for the year to date is \$93,923.

UNIONISTS DISGRUNTLED

Yields School Turns Out Workmen in Three Months—Actual Contract Work Done.

Students of the local School of Trades at No. 120-31 East Ninth street, have just completed a one-story brick building at the corner of Vermont avenue and West Jefferson street, and many of those who worked on the job are now in the field for jobs as bricklayers and carpenters, after a course of three months instruction—much to the chagrin of the labor unionists.

The slow building is as well constructed as any similar building in the city. It is owned by Kuck and Goldblatt, real estate men.

It is one of thirty buildings students of this school have worked upon during the last six months. It is not, however, the object of the school to enter the field as a competing contractor. The work is taken only at the discretion of the instructors as a continuation of the students' education.

The idea of young men who have had only three months' instruction at their trade being let out on productive work, as shown here, is new to the building trades industry. There are many schools in all the larger eastern cities, but there are few which give the student practical work in actually erecting buildings taken by contract.

The average age of students of the school is about thirty years and there was an enrollment of more than 200 last year. The instructors are all practical men of more than twenty years' experience in their respective lines.

MODEL APARTMENT HOUSE.

Handsome Structures Being Built on West Eleventh Street at a Cost of Fifteen Thousand.

R. L. Horton is building a handsome three-story and basement brick apartment building at No. 1021 West Eleventh street, on a lot 10,000 feet. It will cost \$15,000. A. L. Healy is the architect.

There will be twenty-seven two-room apartments, each equipped with a built-in kitchen. Built-in furniture and patterned wall beds will be installed, and each apartment will be well ventilated to the outside directly, and not into any interior court or hallway.

A feature will be the roof garden and sun parlor. The latter will be a room 12x12 feet, floored with plate glass, with large French windows opening directly to the garden, which will consist of the entire roof area.

Entrance will be through a handsome marble and tile lobby and reception hall. The hallways throughout the building will be seven feet wide and lined with expanded metal lath and cement plaster, making practically a fireproof construction.

SELLS THREE BUNGALOWS.

A. C. Warrington reports the following sales: The six-room bungalow at No. 221 West Third street, on a lot 10,000 feet for R. R. Edwards to Mrs. Frank A. Jones for \$4,000; to Mrs. A. Clary to Charles E. Young for the new six-room bungalow on a lot 10,000 feet, at No. 1821 1/2 street, for \$3,500; and for Charles Boydson the property at No. 141 West Thirtieth street, consisting of a lot 10,000 feet, improved with a western six-room bungalow, to Peter Hood for \$2,000.

BUILD HANDSOME APARTMENT HOUSE IN NEW SECTION.



Building for R. L. Horton, at No. 1021 West Eleventh street. A. L. Healy, architect.

DEMAND IS GOOD.

INVESTORS BUY MANY RANCHES

INCOME-PRODUCING COUNTRY PROPERTY ATTRACTS.

Orange Groves and Alfalfa Lands Most Sought—Covina Sale at Two Thousand Dollars an Acre—Perris Valley Ranch Fetches Big Money—Activity at Riverside.

Considerable activity was shown last week in sales and transfers of orange groves, and other income-producing country property. The demand for this class of Southern California real estate was never better, say agents. Prices are well maintained. Orange groves around Covina sold for upward of \$2000 an acre last week, while alfalfa land in the Perris Valley changed hands for nearly \$100 an acre.

BIG MONEY FOR GROVE.

Forty-five thousand dollars was the price paid for a twenty-acre Covina orange and lemon grove last week. The property was that of P. S. Dotts of Covina avenue. The purchaser are two young men, Messrs. Buthman and Macdonald of Nevada, who bought for an investment. The grove is planted half to Valencia oranges and half to lemons, with all the trees in full bearing. The grove has paid a net income of over 15 per cent. on this price for the last three years. The place was formerly owned by H. E. Chesboro. The deal was all spot cash.

BIG ACREAGE TRANSFER.

The Fontana Development Company has sold to Hon. John G. North of Riverside, representing a syndicate, 1800 acres in the Rio Hondo irrigation district, together with district bonds amounting to \$5,000, and several miles of pipeline. About fifty-one acres are in orange groves, while the balance has been shown to grain. Some of the interested would state the price paid for the land.

It is declared that the purchasers, Joseph Harber, John G. North, John Mitchell and Thomas Keefe, propose to set the entire acreage out to irrigate. They believe that they have sufficient water to irrigate the immense tract, and announce that the necessary number of trees have been contracted for.

BUYS PERRIS VALLEY RANCH.

One of the largest real estate deals made in the Perris Valley in many years was completed by C. E. Oyler & Co. of that place and E. B. Bush of Riverside last October from Kansas, where he had been raising alfalfa on an extensive scale, having owned several thousand acres. He intends to spend \$20,000 in completing the betterments on the ranch, erecting buildings and making other improvements.

Mr. Crane has another 500 acres situated from one to three miles south-east of Perris, to which he will now turn his attention. This land is already improved with two sixty-horse power gasoline pumping plants, pumpkins and 150 inches of water respectively, with some 20 acres subject to alfalfa.

Much activity in Riverside orange property is reported by Robert Lee Bettner. Sales aggregate more than \$45,000, including the following: John G. Rodman to W. T. Dinmore, cashier Security Savings Bank, ten acres on Victoria avenue. This grove is half navel and half Valencia.

R. H. Mackie to Louise C. Bacon of Boston, nine acres, with residence on Magnolia avenue. Trust Company to Lewis B. Perry, three acres on Hawthorn drive, between Mary street and Brockton avenue, owned by Mrs. Stella Marter, and valued at \$15,000. Lewis has also purchased from Rev. A. E. Dotts the house and lot adjoining Trinity Lutheran Church, on Walnut and Ninth street, for \$2500.

REALTY PURCHASED.

William Buxton of Rio Hondo and E. D. Roberts have bought of Capt. John Cross of this city 25 acres at Rio Hondo on the south side of Highland avenue, between Willow and Cactus avenues, for \$45,000. Of the land, 115 acres is bearing vineyard, which last year produced a crop which yielded \$7000. The present crop is estimated at 800 tons. With the land goes sixty-five shares of Little Creek water stock.

TRADES PASADENA HOTEL.

M. D. Painter of Hotel La Pintorena, Pasadena, has traded that hotelery to Fred C. Howland of Los Angeles for a stock and grain ranch of 700 acres north of the Tehachapi. Painter built the hotel twenty years ago, when Pasadena had only 600 inhabitants. The new owner will make improvements.

AT ANAHEIM.

H. Fuhlling has sold six acres, improved south of the cemetery at Anaheim, to A. Custer of Kansas for \$4500. L. Schultze has sold five acres west of Anaheim to Joseph Chaves for \$2000. This property will be improved. C. Koelke sold five acres, improved, on Santa Ana street to D. F. Staley of Los Angeles for \$2000. Will Mawman sold ten acres, one and a half miles south of town, to Mrs. Mary Wiley for \$7000. A residence will be erected on the place at once and other improvements made. George Tedrick has exchanged his place south of town for a seventy-five-acre ranch near Wichita, Kan., and will move to that State.

GOOD PRICE AT LA VERNE. L. H. Norris of this city has sold his La Verne orange grove to H. M. Cowper, stated consideration, \$75,000, the deal being made through J. A. Fitch of Pomona. The property consists of four-hundred acres of choice orange orchard, together with fine residence and private

water pumping plant. The crop, valued at \$8000, is retained by Mr. Norris. A few years ago Norris sold this same property to W. T. Michael for \$10,000. The latter kept the place for two years, realized \$10,000 for his crop, and resold to Norris for \$17,000. It is one of the choicest locations on the Foodhill boulevard.

SALES AT ONTARIO.

Numerous Transactions in Town Lots and Acreage Near Prosperous Foot Hill City—Prices Firm.

ONTARIO, May 10.—Curran & Kelly of this city report numerous sales in this prosperous community, including near-by acreage, several vacant lots and several improved places. Sales follow:

R. G. Nickell sold to J. T. Merrill, a ten-acre peach orchard, with dwelling and barn, one and one-half miles northeast of Ontario, for \$2200. The Chino Land and Water Company to Frank Minter, fifty acres, unimproved land, one and one-half miles southwest of Ontario, for \$125 per acre, or \$2500.

C. W. Curran to D. M. Gur, a ten-acre apricot orchard, one mile east of Ontario, for \$250 per acre. No buildings are on the property.

The Chino Land and Water Company to Harry Kelly, five acres of unimproved land, one mile southwest of Ontario, for \$125 per acre.

D. T. Jones to Pete Smith, a lot 102 1/2 feet on Euclid avenue, between Transit and A streets, for \$3000. Harry Kelly to J. F. Denny, a lot 17x250 feet on Euclid avenue, for \$600. The same grantor also sold to Mrs. Goodrow a lot 102x155 feet, on Mainland street, for \$675. He also sold to W. T. BeTea a lot 102x155 feet on Mainland street, for \$675.

D. T. Jones to C. W. Curran, a lot 102x155 feet, with a six-room frame cottage, known as No. 222 South Vine avenue, for \$2500.

Curran & Kelly sold to R. T. Walters five acres of unimproved land, one mile south of Ontario, for \$750. J. F. Denny sold to Harry Kelly three lots, 25x120 feet each, on South Euclid avenue, for \$250.

MONETA AVENUE SECTION.

G. Dombrowski, manager of the Moneta Avenue Realty Company, reports these sales in the southern section of the city: For A. G. Johnson, the six-room modern bungalow, No. 421 West Forty-seventh street, on lot 40x125 feet, for \$2500; for C. W. LeVeque, the six-room bungalow at No. 223 West Forty-seventh place, on lot 40x125 feet, for \$2200 cash; for Max Endrey, the five-room bungalow at No. 145 West Fifty-fifth street, on lot 40x125 feet, for \$2200; for M. Duffey, a lot on the east side of Moneta avenue, 20x100 feet, for \$1200 cash.

ARCADIA GROVE EXCHANGED.

A. Gleiner has exchanged an 18-acre walnut grove, about one and one-half miles south of Arcadia, for the ten-room residence at No. 2801 Menlo avenue, held at \$10,000; five lots in Hermon, and \$1200 cash. The other party to the exchange is William Frick, the ranch is valued at \$12,250. The Jones & Ryder Land Company made the deal.

Ada Thilston to John H. Putnam & Son, six-room cottage, Flower street, near Thirty-eighth, \$1510.

TEACHING STUDENTS BY ACTUAL CONTRACT WORK.



Brick Store Building Erected by Trades School Students, at corner Vermont avenue and Jefferson street.

BUILDING TOTAL IS GRATIFYING.

ENORMOUS NUMBER OF HOMES BEING BUILT.

Eighty-one Per Cent. of Valuation for Year in Residences—Month's Record is More Than Eight Hundred Thousand Dollars—Five Hundred and Fifty-eight Permits.

Building permits with an estimated valuation of \$200,000 were issued by the Department of Buildings for May, the sum representing 558 permits.

There were 289 permits issued in 1907, valued at \$1,005,000. Despite the apparent loss, there is substantial activity throughout the city. New homes have been rising by the hundred. There were 232 permits for one-story class D frame residences, with a valuation of \$284,000. Twenty-eight, story-and-a-half houses of the same class have been started this month, and will cost \$53,720, while thirty-six two-story frame building permits were issued, at a total valuation of \$194,940.

This building of homes is one of the best signs of the future prosperity of Los Angeles. With the increase in the number of them there is an increase in population, and this means a demand for more offices, factories and warehouses.

Building has reached a value of \$2,516,772 for 227 permits this year. Of this total 1395 permits, representing \$2,516,772, were for frame residences. Twenty-two permits were issued for class C structures, ranging from one to six stories, with a gross valuation of \$254,480. Following are tabulated class and statements for the year.

Building by month this year is as follows:

Month	Permits	Valuation
January	467	\$ 489,164
February	521	575,148
March	715	1,005,482
April	589	664,850
May	558	630,820
Totals	2957	\$2,516,772

A comparison with last year follows:

Month	Permits	Valuation
January	514	\$ 522,154
February	590	1,084,115
March	699	1,273,156
April	709	1,451,627
May	523	1,005,805
Totals	3151	\$5,747,711

Following is a statement of the number and value of the Class D buildings, permits for which were taken out this year:

Month	Permits	Valuation
January	1209	\$1,284,646
February	121	241,175
March	160	704,953
Totals	1390	\$2,230,774

The official report for the month just closed is as follows:

Class	No. of Permits	Valuation
Class C	22	\$24,430
Class D, 1 story	233	284,000
Class D, 2 story	256	575,148
Class D, 3 story	38	134,940
Sheds	28	3,323
Brick alterations	27	14,185
Frame alterations	154	43,066
Total	558	\$830,220

Comparison with other years:

Year	Permits	Valuation
1907	289	\$1,005,000
1908	308	1,031,832
1909	541	1,244,154
1910	523	1,005,805
1911	432	1,061,111
1912	373	816,594
1913	381	401,296
1914	160	218,973

Following is a report by wards, from May 1 to May 25, inclusive:

Ward	Permits	Valuation
First Ward	40	\$ 31,845
Second Ward	25	25,515
Third Ward	42	52,182
Fourth Ward	61	269,267
Fifth Ward	110	256,500
Sixth Ward	10	58,523
Seventh Ward	14	42,124
Eighth Ward	7	1,240
Ninth Ward	72	57,730
Total	558	\$830,220

Last week's activity in building lines was as follows:

Day	Permits	Valuation
Monday	15	\$ 11,137
Tuesday	29	36,270
Wednesday	29	15,540
Thursday	16	6,257
Friday	13	9,045
Total	102	\$171,672

FRESNO COUNTY DEALS.

Several Important Real Estate Transactions Are Reported from the Raisin District.

There's no summer quietness in real estate in Fresno county, according to reports. Many eastern home-seekers are visiting that section now, and important sales are being made daily.

De Witt H. Gray & Co. report the sale last week of 80 acres of young vineyard and orchard from Henry Keptham to R. Colts for \$5000; also the sale of the Dr. W. B. Maupin 40-acre orange grove to C. E. Woods, for \$16,500, and the Bismarck vineyard of 40 acres to J. O. Panch for \$14,000.

W. N. Robert & Co. report the sale in the Mount Campbell orange district, in the eastern foothills of Fresno county, of the 25-acre young orange grove to J. H. McGrew to Colton & Allen for \$14,500; also the J. P. Anderson 20-acre grove to R. S. Taylor of Massachusetts for \$2500.

BUILDING CONTRACTS LET.

The building contracts let for one week in Los Angeles and other nearby cities, covering all items estimated to cost \$1000 and upward, are as follows:

Natalie Palmone to Frank Catalano, six-room cottage, No. 329 West Forty-first place, \$1500.

The L. Haddock to C. E. Patton, one-and-a-half-story seven-room house, northwest corner Twelfth and Irish streets, \$1800.

Myrtle P. Norrie to California Bungalow Company, two-story eight-room house, Magnolia avenue near Tenth street, \$7500.

Pacific Mutual Life Insurance Company to California Cornice Works, three-story building, five-story and basement building, northwest corner Sixth and Olive streets, \$2435.

A. W. Brown to George E. P. Lewis, six-room cottage, Union street, \$1800.

PROSPERITY.

seven-room house, No. 1451 DeFries street, \$3800.

R. L. Horton to E. C. Sayre, three-story frame apartment building, twenty-seven two-room apartments, Eleventh street near Santos, \$14,000.

Pacific Mutual Life Insurance Company to Pacific-Gaylord Company, electric lighting, telephone system, etc., five-story building, northwest corner Olive and Sixth streets, \$1250.

Caroline M. Little to A. B. Tyrrell, one-and-a-half-story seven-room house, Pasadena, \$2400.

Isabel Bates Winslow to B. M. Watkins, one-and-a-half-story eight-room house, Pasadena, \$2200.

J. O. Hoover to W. S. Morton and M. A. Hester, two-story eight-room house, Pasadena, \$2400.

Mrs. A. D. Myers to Purve-Pettibone Company, lighting fixtures in residence and garage, Long Beach, \$2000.

Abbott Kinney Company to J. F. Atkinson, aquarium building, Van Nuys, \$5371.

Los Angeles Inter-Urban Railway Company to W. N. Crandall, grading double track railroad through La Habra Valley, bond to owner, \$1000.

B. S. Kimball to Milwaukee Building Company, seven-room cottage, East Hollywood, \$1750.

NEW PERMITS ISSUED.

The Department of Buildings issued 125 permits in the six business days ending May 25. These have a value of \$171,672, making the aggregate for the year 227 permits, with a valuation of \$2,516,772.

Following are the permits which call for an expenditure of \$1000 or more:

Emma Hainford, five-room residence, No. 502 Austin street, \$1000.

Mrs. S. Jones, five-room residence, No. 421 Orchard avenue, \$1000.

J. Burkhardt, five-room residence, No. 310 Dayton avenue, \$1000.

Anna W. Gilmore, five-room residence, No. 440 Everett street, \$1000.

G. B. Upp, two-story eight-room residence, No. 218 Ingraham street, \$2500.

Emma Garber, six-room residence, No. 538 Orme avenue, \$1000.

J. S. Best, six-room residence, No. 225 West Fifty-fifth street, \$1150.

Emma Garber, six-room residence, No. 1341 West Fifty-first street, \$1100.

M. A. Morgan, ten-room residence, No. 417 South Gate street, \$1250.

J. Bernard, six-room residence, No. 401 Morgan avenue, \$1250.

Mrs. A. Stearns, frame warehouse, No. 503 Macy street, \$2500.

Los Angeles Investment Company, five-room residence, No. 504 Gramercy place, \$1000.

A. B. Nash, five-room residence, No. 1055 West Forty-seventh street, \$1000.

Nellie M. E. Crabbe, six-room residence, No. 1075 Orme avenue, \$1000.

O. B. Hutchings, two-story eight-room residence, No. 1740 Lenox avenue, \$2750.

S. McKee, three-story brick warehouse, No. 451 Gladys avenue, \$12,640.

W. H. Macdonald, six-room residence, No. 4101 South Park avenue, \$2500.

R. A. Rowan & Co., three-story brick store and apartment building, No. 201 South Spring street, \$1000.

May 31, 1908
- entire Issue
Missing -

- entire Issue

Missing -

except parts

IV of IV

Inspector

Please Note:

The following
Volume, June
1908, is
in a very
bad condition,
and I can
only make
the best shots
possible. Retakes
on this copy
would be useless,
O.P.